



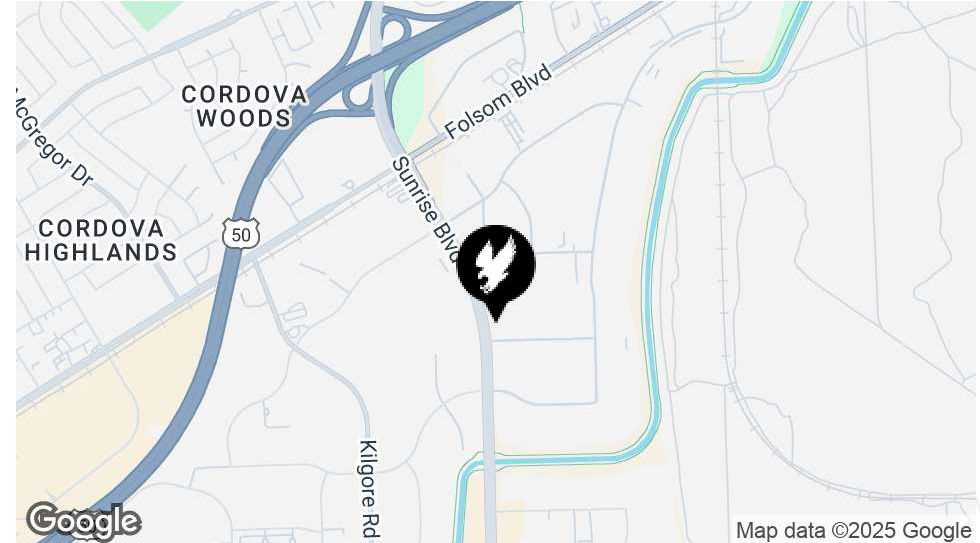
CITRUS PARK

11255-11275 SUNRISE GOLD CIRCLE, RANCHO CORDOVA, CA 95742

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CITRUS PARK



Lease Rate

\$1.10-1.25 + NNN**PROPERTY OVERVIEW**

Building #1 -

11255 Unit G/H, 2,662 sf, 50/50 split with warehouse and office space, 10' x 12' overhead roll-up door, restroom, no warehouse insulation.

Building #2 -

11265 Unit F, 880 sf and is mainly warehouse with a small office, 10' x 12' overhead roll-up door, restroom, no warehouse insulation.

11265 Unit H, 880 sf and is mainly warehouse with a small office, 10' x 12' overhead roll-up door, restroom, no warehouse insulation.

11265 Unit J, 880 sf and is mainly warehouse with a small office, 10' x 12' overhead roll-up door, restroom, no warehouse insulation.

11265 Unit K, 805 sf and is mainly warehouse with a small office, 10' x 12' overhead roll-up door, restroom, no warehouse insulation.

Building #3 -

11275 Unit G, 770 sf, 50/50 split with warehouse and office space, 10' x 12' overhead roll-up door, restroom, no warehouse insulation.

NNN is \$0.43 /sf

OFFERING SUMMARY

Building Size:	18,150 SF
Available SF:	770 - 2,662 SF
Lot Size:	3.89 Acres
Price / SF:	\$0.00
Year Built:	1980
Zoning:	m-1
Market:	Rancho Cordova
Submarket:	Sunrise Submarket

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2020 American Community Survey (ACS)